



## 23 Beechwood Grove, Wibsey, Bradford, BD6 3AE

**\*\* OFFERED WITH NO CHAIN\*\*** ATTENTION FAMILY BUYERS AND BUY TO LET INVESTORS \*\* In need of some cosmetic updating and offering good size accommodation throughout is this PERIOD STYLE END TERRACED HOUSE. Briefly comprising: entrance porch leading to hallway, TWO RECEPTION ROOMS, kitchen and basement. Two bedrooms to the first floor with house bathroom and a further two bedrooms in the attic. Externally, are pleasant gardens to the front with potential to create off road parking (subject to permissions) and off road parking with yard area to the rear. Situated within this popular residential part of BD6, Wibsey. Ideal for schools, many amenities and commute to neighbouring towns and cities.

Viewing is strongly advised.

£160,000

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### ENTRANCE PORCH

Leading to hallway with laminate flooring

### LOUNGE 10'10" (3.3) x 11'9" (3.58) plus bay

Feature fireplace housing gas fire

### DINING ROOM 14'11" x 12'1" (4.55m x 3.68m)

Modern fire surround, access to the cellar and laminate flooring

### KITCHEN 9' x 6'2" (2.74m x 1.88m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer

### CELLAR

With power and light

### BEDROOM ONE 14'11" x 11'11" (4.55m x 3.63m)

Useful walk in store cupboard

### BEDROOM TWO 9'6" x 9'4" (2.9m x 2.84m)

Laminate flooring

### DORMER BEDROOM THREE 14'10" (4.52) x 10'4" (3.15) into recess

### ATTIC BEDROOM FOUR 14'11" x 8'6" (4.55m x 2.6m)

Velux window and laminate flooring

### BATHROOM

Three piece modern white suite with fitted shower over bath, sink and W.C. Fully tiled walls

### OUTSIDE

Garden to the front and yard with off road parking to the rear

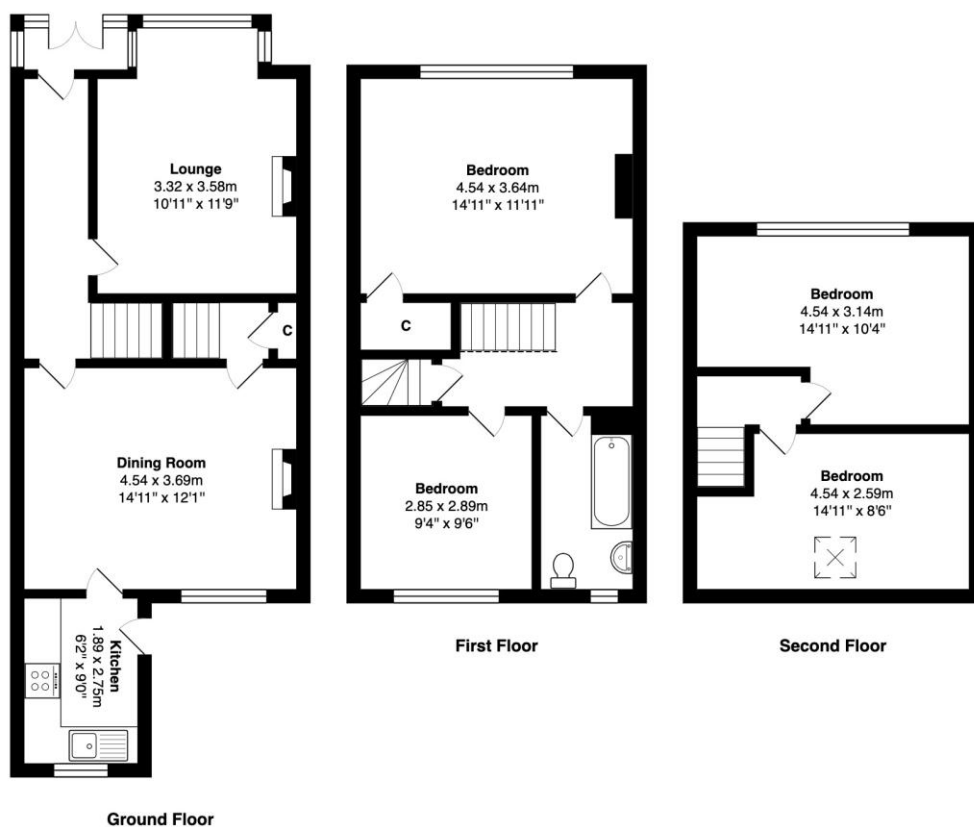
### BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Total Area: 112.9 m<sup>2</sup> ... 1216 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		